

**Staff  
Summary  
Report**



**To: Mayor and City Council  
Through: City Manager**

**Agenda Item Number 40  
Meeting Date: 01/11/01**

**SUBJECT: TRADER JOE'S #SGF-2000.73**

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner I (480-350-8331)

**REVIEWED BY:** Dave Fackler, Development Services Manager (480-350-8333)

**BRIEF:** This is the second public hearing for Trader Joe's for an Amended General and Final Plan of Development for Tempe Square to expand Trader Joe's by 750 s.f. located at 6458 South McClintock Drive.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **TRADER JOE'S** (Landwin, Tempe Square, LLC, property owner) who is requesting a 750 s.f. addition to the existing leased area located at 6458 South McClintock Drive. The following approvals are requested from the City of Tempe:

**#SGF-2000.73** An Amended General and Final Plan of Development for Tempe Square to expand Trader Joe's by 750 s.f. The center will total 104,418 s.f. total building area on 9.70 acres located at 6458 South McClintock Drive.

Document Name: 20010111devsrh13      Supporting Documents: Yes

**SUMMARY:** Trader Joe's is located at the southwest corner of McClintock Drive and Guadalupe Road within Tempe Square Commercial Center. This request is to add 750 s.f. to Building F, located at the southeast area of this center. Trader Joe's currently occupies 7,652 s.f. of building F and the intent is to enclose an existing breezeway at the east side of building F to accommodate the proposed expansion. The building addition will be integrated to the existing architecture and design of the shopping center. With conditions staff supports the project, and to date, no public input has been received. Planning Commission approved this proposal by a 7-0 vote, at their meeting on November 14, 2000. **Note: The first public hearing for this request was held on December 14, 2000.**

**RECOMMENDATION:** Staff – Approval  
Public – None to date

- ATTACHMENTS:**
1. List of Attachments
  - 2-3 History & Facts / Description / Comments / Reason for Approval
  4. Conditions of Approval
  5. Location Map
  6. Site Plan
  7. Floor Plan
  8. Elevations
  9. Letter of Explanation/Intent
  10. Letter about shared parking model from Randy Haislet 9/5/00
  11. Letter from Zoning Administrator, Terry Mullins 10/5/00
  12. Previously approved Plan

## **HISTORY & FACTS:**

- May 9, 1974. The City Council approved a zoning change from AG to PCC-1 and a General and Final Plan of Development for Tempe Village Center, subject to conditions.
- September 1, 1977. The City Council approved an Amended Plan of Development for Valley National Bank at the SEC of the subject site, with cross access agreement to utilize 22 spaces located on the remainder of the center.
- January 13, 1983. The City Council approved an Amended General and Final Plan for First Federal Savings at the NEC of the site.
- October 8, 1987. The City Council approved an Amended General and Final Plan of Development for Tempe Square with 6 variances to allow an expansion totaling 3,062 s.f. at the Taco Bell pad, and at the rear of Walgreen's.
- October 31, 1991. The City Council approved an Amended General and Final Plan of Development for Tempe Square to accommodate a 40,589 s.f. RB Furniture Store within the center.
- March 23, 1995. The City Council approved an Amended General and Final Plan of Development consisting of an extensive face-lift, parking lot redesign, updated landscape plan and two minor landscape-related variances, subject to conditions.
- May 18, 1995. City Council approved the Sixth Amended General and Final Plan of Development with two variances to accommodate a new freestanding Walgreen's building.
- July 11, 1996. The City Council approved the request by Tempe Square Shopping Center for a Seventh Amended General and Final Plan of Development to accommodate a 4,126 s.f. future expansion of Building C, for a total of 108,544 s.f. on 9.7 net acres.
- September 26, 1997. The Design Review Board staff approved the request for building elevation modifications and outdoor patio plan for Boetos Wrap Co.
- December 18, 1997. The City Council approved the request by Tempe Square for an Amended General and Final Plan of Development for Tempe Square consisting of 104,110 s.f. building area on 9.7 net acres, and a use permit to allow parking for the shopping center to be parked by peak demand.
- March 12, 1998. The Design Review Board staff approved the request for signage by Changing Hands Book Store.
- May 13, 1999. Council held a first public hearing. There were no public comments regarding this proposal.

June 3, 1999.

City Council approved the request by Wildflower Bread Company to Amend the General and Final Plan of Development with a use permit to allow outdoor dining at their store.

November 14, 2000.

Planning Commission approved the Amended General and Final Plan of Development to expand Trader Joe's by 750 s.f. by a 7-0 vote.

December 14, 2000.

City Council held their first public hearing for this request.

**DESCRIPTION:**

Owner – Landwin, Tempe Square, L.L.C.

Applicant – Vince Dalke

Architect – Vince Dalke, Archicon, L.C.

Existing zoning – PCC-1

Total site area – 9.7 acres

Building F – 7,652 s.f.

Proposed addition – 750 s.f.

Parking predicted by demand – 356 spaces

Total parking provided – 555 spaces

**COMMENTS:**

The applicant is requesting an Amended General and Final Plan of Development for Tempe Square located at 6458 South McClintock Drive at the southwest corner of McClintock and Guadalupe Road. They are requesting to add 750 s.f. to Building F, located at the southeast area of this center. Trader Joe's currently occupies 7,652 s.f. of building F and the intent is to enclose an existing breezeway at the east side of building F to accommodate the proposed expansion. The building addition will be integrated to the existing architecture and design of the shopping center.

The existing shared parking model predicts a peak demand of 357 parking spaces and the center currently provides 555 spaces on site (from calculations approved on 4/14/00). Given this ratio of peak demand and provided parking and the parking locations in relation to the users, it is the staff's opinion that there is adequate parking on this site to accommodate the existing and future uses of the center.

Staff believes the proposed addition would not negatively impact surrounding tenants or neighbors and would not be detrimental to the center, therefore staff recommends approval. To date, no public input has been received. Planning Commission approved this proposal by a 7-0 vote on their consent agenda, at their meeting on November 14, 2000.

**REASON(S) FOR  
APPROVAL:**

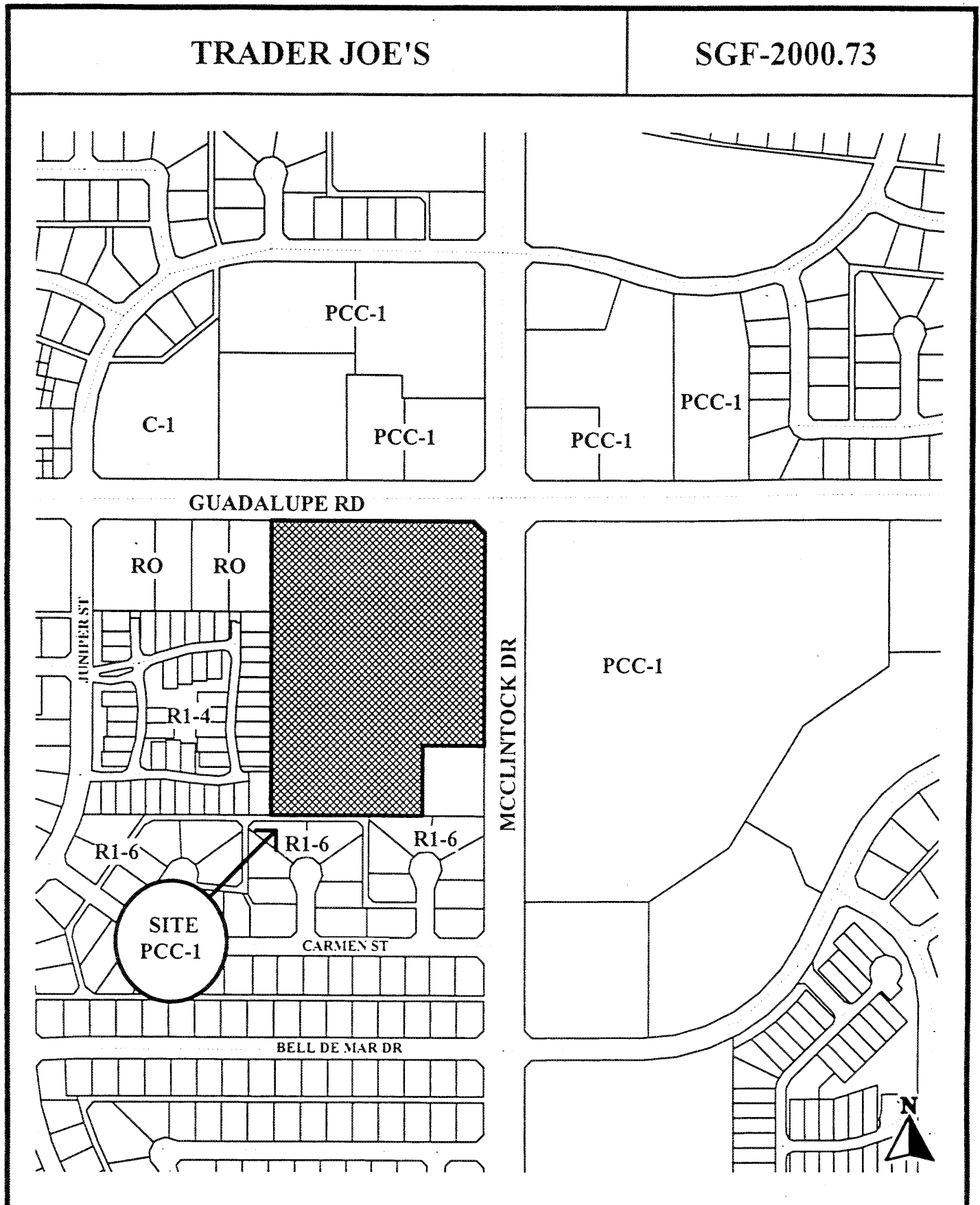
1. The proposed addition appears to function in an acceptable manner and should have no detrimental effects on the center or adjacent properties.

**CONDITION(S)  
OF APPROVAL:**

1. No variances may be created by future property lines without the prior approval of the City of Tempe.
  2. \*Applicant shall provide a pathway connecting the north/south direction along the east face of the proposed enclosure providing safer and convenient pedestrian access from the parking lot to the front door. Design of pathway shall allow for landscaping between the pathway and the curb. Details to be resolved with staff prior to recordation.
  3. This Amended General and Final Plan of Development shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
  4. This Amended General and Final Plan of Development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Records' Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder. Failure to record the plan within one year of Council approval shall make the plan null and void.
- \* Condition added by the Planning Commission.

TRADER JOE'S

SGF-2000.73



Location Map SEE OTHER SIDE FOR MORE INFORMATION

**SYMBOL(S):**



EXISTING BUILDING(S)



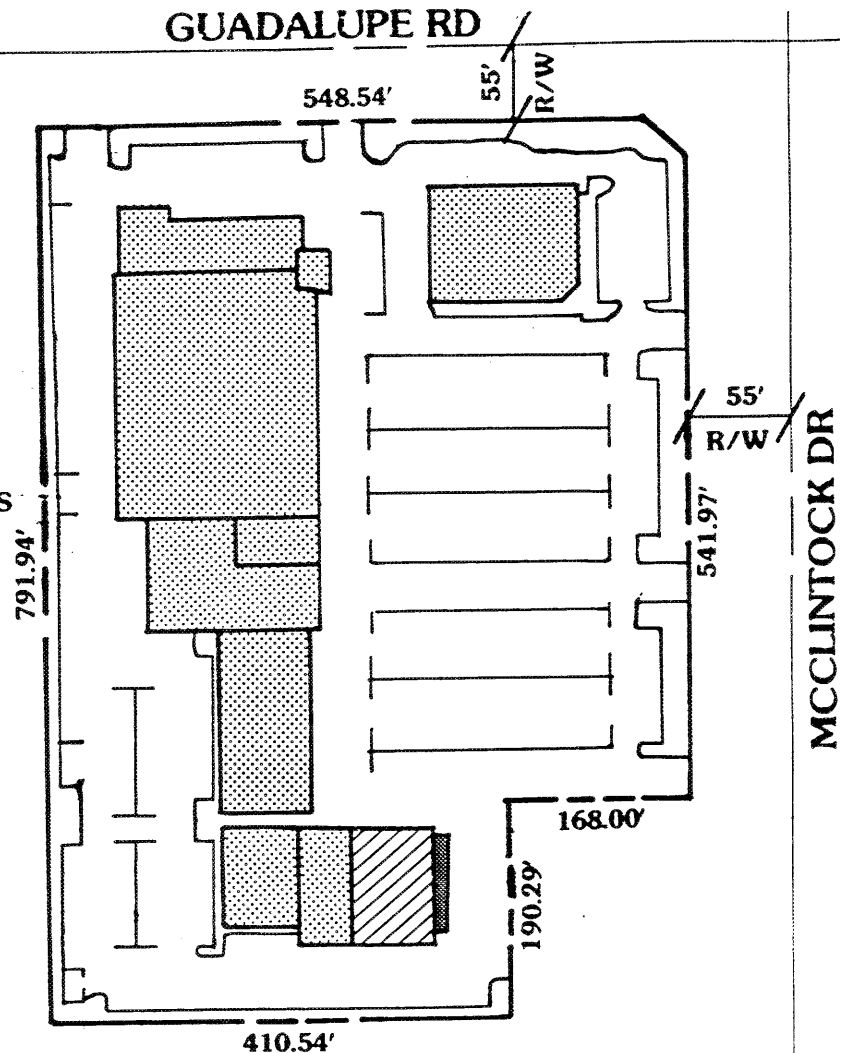
PROPOSED ADDITION 750 S.F.



TRADER JOE'S LEASED AREA

**SITE DATA:**

SITE AREA: 425,850 S.F. / 9.70 ACRES  
 TRADER JOE'S TOTAL  
 BUILDING SPACE: 8,152 S.F.



**PUBLIC HEARING NOTICE**

This is a notice for a public hearing for **TRADER JOE'S** (Landwin, Tempe Square, LLC, property owner) who is requesting a 750 s.f. addition to the existing leased area located at 6458 South McClintock Drive. The following approvals are requested from the City of Tempe:

**#SGF-2000.73** An Amended General and Final Plan of Development for Tempe Square to expand Trader Joe's by 750 s.f. The center will total 104,418 s.f. total building area on 9.70 acres located at 6458 South McClintock Drive.

If you are interested you may attend a meeting of the Planning & Zoning Commission at 7:00 p.m. Tuesday, November 14, 2000 at the Council Chambers, 31 East Fifth Street. This will be a public hearing and you may



ARCHICON, L.C.

Architecture & Interiors

October 6, 2000

City of Tempe Planning Commission  
C/O Community Development Planning Division  
115 East Fifth Street, Suite 1  
Tempe, AZ 85282

**REF:** Letter of Explanation/Intent  
For a "750 S.F. addition" Development

To the members of the Planning Commission

**Project Intent**

Mr. Miles Ewbanks, is the current agent for Landvwin/Tempe Square L.L.C. which is the property manager of Tempe Square. The net site area is 536,658 SF and is located on the SW corner of Guadalupe Rd. and McClintock Dr.. The entire Shopping Center consists of buildings A to G having commercial establishments like – restaurants (some with outdoor seating), retail, offices, bar/club, etc. Building F is approximately 7,652 SF and is occupied by Trader Joe's at the moment. The intent is to use the existing breezeway on the West Side to add additional SF, and create a plan, which integrates with the Tempe Square.

By this letter, we respectfully request your favorable consideration at the General/Final Plan of Development for Trader Joe's

We look forward to a successful project in Tempe, Arizona.

Sincerely,

Vince Danke  
Vice President

OCT 17 2000



City of Tempe  
P. O. Box 5002  
31 East Fifth Street  
Tempe, AZ 85281  
480-350-8331



Development Services  
Planning Division

October 5, 2000

*File Copy*


Randy Haislet  
Archicon, L.C.  
3707 North 7<sup>th</sup> Street  
Suite 200  
Phoenix, Arizona 85014

Dear Mr. Haislet;

I have received your letter regarding the shared parking model for Tempe Square. I have also discussed this issue with Grace Kelly from our Planning Commission staff. After careful consideration, I agree with your assessment and concur that the 750 sq. ft. expansion for Trader Joe's would fall into the required parking currently provided on site.

If we can be of any further assistance please let us know.

Sincerely;

  
Terry Mullins  
Deputy Director



ARCHICON, L.C.

Architecture & Interiors

VIA FACSIMILE: \_\_\_\_\_

9/5/00

Terry Mullins  
City of Tempe Development Services Dept.  
P.O. Box 5002  
Tempe, AZ 85280-5002

RE: Tempe Square 6458 S. McClintock Dr.

This letter is in regards to the proposed addition of 750 S.F. to Trader Joe's at Tempe Square, Tempe, AZ. This has required my client to submit a Shared Parking Study. I have reviewed the previous Shared Parking Study done by Huitt Zollars on January 15, 1998, and have quoted Tove Cristina Pederson. "The results of this study indicate that the number of parking spaces that have been provided on site will accommodate all of the existing tenants with enough spaces left over to more than accommodate the proposed addition of a 12,667 S.F. bookstore and a 3,000 S.F. restaurant. " (Found on page 2 paragraph 4 of the Tempe Square Shared Parking Study on record at the City of Tempe) This study performed for the Pederson group, done on January 15, 1998, was the latest Shared parking study on this site.

The latest records with the city of Tempe for shared parking study calculations approved on 4/14/00 show the weekday parking demand of 357 spaces and a weekend parking demand of 356. The total amount of current parking spaces available for Tempe Square is 555 per the parking ordinance on the eighth amended general and final plan of development. (copy attached)

The proposed 750 S.F. retail addition will change the parking demand but will not affect the needed parking requirements nor will it disrupt the current parking availability to the public. I will appreciate if you would permit us to proceed the planning & zoning application on October 17<sup>th</sup> by approving the minimal change in parking calculations without a new Shared parking Study, saving us much needed time.

Please feel free to call me if you have any questions.

Thank you for reviewing this situation and I will appreciate an early approval.

Thanks  
Sincerely,

Randy Haislet

## LEGAL DESCRIPTION

(THAT PART OF TEMPE SQUARE TEMPE VILLAGE). A PLANNED NEIGHBORHOOD COMMERCIAL CENTER RECORDED IN BOOK 176 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID QUARTER 51, A POINT ON THE NORTHWEST CORNER OF THE NORTHWEST QUARTER FROM WHICH THE NORTHEAST QUARTER BEARS NORTH 007°36' WEST, 637.00 FEET; THENCE NORTH 89°54' 18" WEST, 168 FEET; THENCE SOUTH 07°36' EAST, 190.29 FEET TO A LINE WHICH IS PARALLEL TO THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89°54' 18" WEST ALONG SAID LINE 419.54 FEET; THENCE NORTH 07°36' WEST 97.97 FEET TO A LINE WHICH IS PARALLEL TO THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 00°00' EAST ALONG SAID LINE 546.54 FEET; THENCE SOUTH 00°48' EAST 42.50 FEET; THENCE SOUTH 07°36' EAST PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID QUARTER 51; THENCE TO THE EAST OF BEGINNING.

TOGETHER WITH RECIPROCAL EASEMENT AGREEMENT  
BETWEEN TEMPE PLAZA ASSOCIATES, A LIMITED  
PARTNERSHIP, AND THE VALLEY NATIONAL BANK OF  
ARIZONA, A NATIONAL BANKING ASSOCIATION DATED  
NOVEMBER 1, 1977.  
RECORDED NOVEMBER 7, 1977 IN DOCKET 12531, PAGE  
1147, RECORDS OF MARICOPA COUNTY, ARIZONA.

## OWNERSHIP

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

BY: \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF  
1907

BY \_\_\_\_\_  
NOTARY PUBLIC

## APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA,  
THIS DAY OF 2000, AS A GENERAL PLAN OF DEVELOPMENT.

BY: \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA,  
THIS DAY OF 1988, AS A GENERAL PLAN OF DEVELOPMENT.

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APPROVED BY THE CITY PLANNING DEPARTMENT OF THE CITY OF TEMPE, ARIZONA.

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DEVELOPMENT SERVICES DIRECTOR

## EXISTING VARIANCES

- S. 6. REDUCE REQUIRED PAVING SPACES FROM 516 TO 506.
- S. 7. WAIVE REQUIRED LANDSCAPE ISLANDS AT THE ENDS OF LEFT TURN OF PAVING.
- S. 8. WAIVE REQUIRED LANDSCAPE ISLAND AFTER EVERY INTERSECTION.
- S. 9. WAIVE REQUIRED ONE-SIDE LANDSCAPING IN THE FRONT TURN FROM 15 TO 6.
- S. 10. REDUCE THE REQUIRED ONE-SIDE LANDSCAPING IN THE SIDE TURN FROM 15 TO 10'.
- S. 11. REDUCE THE REQUIRED ONE-SIDE LANDSCAPING WALL ALONG THE FRONTLAND STATE SIDE YARDS.
- S. 12. WAIVE THE REQUIRED LANDSCAPE ISLANDS IN PAVING TURNS WITH PLANTED PLANTERS.
- S. 13. OPEN SPACE FROM 150 TO 138 OF NET LOT AREA.
- S. 14. REDUCE REQUIRED BUSHING SETBACK FOR BLDG. G. FROM 12' TO 10'.
- S. 15. WAIVE REQUIRED ONE-SIDE PLANTMENT PICK-UP AND DRIVE-TURN CANOPY.
- S. 16. REDUCE WIDTH OF ONE-SIDE PLANTMENT BUSHING G. FROM 12' TO 10'.
- S. 17. WAIVE REQUIRED ONE-SIDE PLANTMENT PICK-UP AND DRIVE-TURN LANE.

**EXISTING PERMITS**

- A. ALLOW A 6,000 SF. OUTDOOR PLAY AREA FOR A DAY CARE CENTER IN BUILDING F.
- B. ALLOW OUTDOOR DINING AT 6426 SOUTH MCLINTOCK DRIVE. (BOEATUS RESTAURANT)
- C. ALLOW PARKING FOR THE SHOPPING CENTER TO BE PARKED BY PEAK DEMAND.

NINETH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT  
NE<sup>4</sup> SEC. 1, T-18, R-4E, Q & SFB & M. MARICOPA CO., ARIZONA

**TEMPE SQUARE**  
ARIZONA  
TEMPE

FOR

**THE PEDERSON GROUP**

26F. 2000.73

OCT 17 2000





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